



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045847
AFTER RECORDING RETURN TO:

RODNEY D. MILLER
KELLY A. MILLER
8212 TEAL DR.
BONANZA, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JAMES M. EDWARDS, hereinafter called GRANTOR(S), convey(s) to
RODNEY D. MILLER and KELLY A. MILLER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

CODE 1 MAP 3809-298D TL 5700

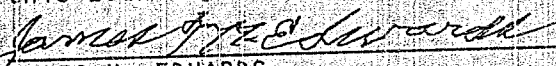
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$41,500.00.


In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of February, 1997


JAMES M. EDWARDS

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 14th
day of February, 1997, by JAMES M. EDWARDS.

Before me: 
Notary Public for Oregon
My Commission Expires: August 15, 2000.

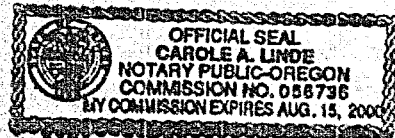


EXHIBIT "A"

PARCEL 1:

A portion of Lots 1, 13 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55 degrees 38' East, 143 feet from the most Southerly corner of said lot; thence North 35 degrees 11' West, 66.45 feet; thence South 47 degrees 32' West, 11.6 feet; thence South 45 degrees 38' East, 1.79 feet; thence South 41 degrees 27' West, 29.85 feet; thence North 66 degrees 23' West, 19.63 feet to a point on the line between Lots 13 and 14 of said Block 76, which is North 48 degrees 10' East, 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence North 43 degrees 19' West, 38.6 feet; thence North 45 degrees 35' West, 30 feet, (the last two courses being chords of a curve parallel to Oregon Avenue), to a point on the line between Lots 12 and 13 of said Block 76, which is North 43 degrees 10' East, 98 feet from the common corner of said Lots 12 and 13 on the Northeasterly line of Oregon Avenue; thence North 43 degrees 10' East, 44.6 feet, along the line between said Lots 12 and 13, to the common corner of said Lots on the Southwesterly line of Lot 4 of said Block 76; thence South 51 degrees 42' East, 18.53 feet, along the line between said Lots 4 and 13, to the most Southerly corner of said Lot 4; which point is also, the most Westerly corner of Lot 1 of said Block; thence North 43 degrees 28' East, 34.93 feet, along the line between said Lots 1 and 4, to the most Northerly corner of said Lot 1, which point is also, the most Westerly corner of Lot 2 of said Block; thence South 46 degrees 32' East, 19 feet, along the line between said Lots 1 and 2; thence South 4 degrees 20' East, 28.5 feet; thence South 33 degrees 59' East, 78.1 feet; thence South 34 degrees 38' East, 18.8 feet, to a point on the Southeasterly line of said Lot 14, which is North 55 degrees 38' East, 153.5 feet from the most Southerly corner of said Lot 14; thence South 55 degrees 38' West, 10.5 feet, along the Southeasterly line of said Lot 14, to the point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

A portion of Lots 1 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55 degrees 38' East, 153.5 feet from the most Southerly corner of said lot; thence North 55 degrees 38' East, 39.48 feet, along the Southeasterly line of Lot 14 and 1 of said Block 76, to the most Easterly corner of said Lot 1, which point is also the most Southerly corner of Lot 2 of said block; thence North 46 degrees 32' West, along the line between said Lots 1 and 2, to a point which is 19 feet from the most Northerly corner of said Lot 1; thence South 4 degrees 20' East, 28.5 feet; thence South 33 degrees 59' East, 78.1 feet; thence South 34 degrees 33' East, 18.8 feet to the point of beginning.

CODE 1 MAP 3809-29BD TL 5700

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of February A.D. 19 97 at 3:48 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 4836

FEE \$40.00

by Bernetha G. Letsch, County Clerk
Katherine Ross